

2.2 Aesthetic Resources

An aesthetics analysis was prepared by Jerelyn B. Dilno, who is on the County of San Diego's Consultant List approved to prepare aesthetic analyses. The report, entitled "Visual Resources Impact Report for Shadow Run," dated December 2013, is included as Appendix A of the technical appendices of the DEIR.

2.2.1 Existing Conditions

The site of the Proposed Project is located approximately two miles northwest of the intersection of State Route 76/Pala Road (SR76) and Cole Grade Road. SR76 is the main artery connecting the Pala/Pauma region to Interstate 15 (I15) to the west and State Route 79 (SR79) to the east, and forms the south boundary of the project site.

The segment of SR76 that is within the viewshed of the proposed site is not designated as a scenic highway in the Scenic Highway Element of the San Diego County General Plan.

The site extends northerly with increasing elevation from SR76 approximately 3,500 feet to a ridge beyond a private reservoir onsite. The project site has an overall southwest-facing aspect. Southwest of the site across the San Luis Rey River, steep slopes increase in elevation from the river and generally have a northwest-facing aspect and have some agricultural grove development. The project site consists primarily of citrus and avocado groves, and surrounding development consists of similar agricultural uses along with rural residential development.

2.2.1.1 Landscape Units

There are three distinct landscape units on the project site, as shown in Figure 2-2-1, "Landscape Units."

Landscape Unit 1 is the northeastern section of the site, which is the termination of a ridge that rises above a private water reservoir. The primary element of this landscape unit is the reservoir and adjacent hillside and knoll which form the northeastern edge of the property. The terrain slopes upward approximately 430 feet from the flatter section near the center of the property along the eastern boundary creating a graduated grade from the lowest point to the foot of the knoll. The color moves from the green of the avocado groves, which define the western edge of the unit, to the more barren and steeper slopes above the reservoir. The water feature provides a natural break in color as the terrain becomes steeper. There is a shift in texture as the slope increases. The most dominant feature of Landscape Unit 1 is the reservoir in the northeastern portion of the site. Just above the reservoir the terrain slopes more sharply to the high point of the site, a knoll with an elevation of approximately 1,410 feet. These two features set the scale and diversity of the landscape unit. Continuity is

expressed by the continuing line of grade from the vegetated areas to the foot of the knoll.

Landscape Unit 2 forms the major portion of the site, northeasterly from SR76 to the reservoir. It is primarily composed of groves and is the proposed location of the PRD. Landscape Unit 2 is relatively uniform. The unit extends from the southern property boundary of SR76 northeasterly approximately two-thirds of the distance to the reservoir. At that point the rate of grade increases slightly and the groves change from citrus to primarily avocado. The line, color and texture of the landscape unit are uniform; the citrus groves are geometric and of the same deep green color throughout. The texture is broken only by service paths through the groves. The groves are the dominate feature of the landscape unit. There is little diversity, only that produced by service paths in the groves and a service road running northeast from the southern boundary to approximately the center of the project site. Scale and continuity are uniform throughout the landscape unit.

Landscape Unit 3 is a shallow to deeply incised drainage known as Frey Creek along the western edge of the property. It begins at the southwest corner of the property and extends to the northern edge of the site, generally following the western edge of the site. The dominant feature is the sandy/rocky drainage course and narrow dirt road through the natural vegetation, which forms the line of the landscape unit. The color and texture are defined by the natural scrub vegetation in the drainage. Landscape Unit 3 is the least dominant feature on the site as it is located at lower elevation than the rest of the site. The scale is minimal in comparison with Landscape Units 1 and 2. Landscape Unit 3 shows little diversity in character either in the color, shape or texture. It does have a sense of continuity as it traverses the western boundary.

2.2.1.2 Key Views

Four key views were selected to analyze the potential negative effects to the aesthetic quality of the site. Figure 2-2-2, "Index to Key Views," shows the locations and perspectives of the key views. This section describes the existing view from each key location.

Key View 1

Key View 1 is taken from SR76 (Pala Road) looking northwesterly into the project site. The existing view is of citrus and avocado groves. Figure 2-2-3, "Key View 1, SR76 (Pala Road) Looking Northwest," demonstrates the perspective from the roadway for a traveler heading westerly toward Pala. There are three distinct border tree groupings. Approaching from the southeast, looking northeasterly, a viewer will encounter a stand of large mature trees where Adams Drive intersects SR 76. These trees completely screen the proposed site to the west. See Figure 1-2C, "Conceptual Landscape Plan," for the location of existing trees. Figure 1-2D provides the detail

notes for the plan. After passing the mature trees, there are no trees immediately bordering the shoulder of SR76 for a distance of approximately 330 feet. The citrus grove sits approximately 15 feet from the pavement along this stretch of roadway. A roadway and gated service road that is perpendicular to SR 76 occurs in this area. The entry is screened by a palm and a row of densely vegetated persimmon trees that parallels the highway. In the distance can be seen a stand of mature oaks that occur approximately 680 feet from the southwest boundary of the site.

Key View 2

Key View 2 is taken from SR76 (Pala Road) traveling southeasterly and looking northerly into the project site, as shown in Figure 2-2-4, “Key View 2, SR76 (Pala Road) Looking Southeast,” The approximate boundary of the Proposed Project is shown in red. The viewer approaches the proposed site rounding a curve in the road. As the traveler approaches the project site, the first visual is of an older cut bank. This area is covered in dense native vegetation. As the traveler proceeds southeasterly the character of the vegetation bordering the roadway changes to a stand of tall mature oaks, seen in the photograph. Beyond these, the stand of persimmon trees adjacent to the roadway is encountered. These trees form a barrier between SR76 and the existing grove access road, as shown in Key View 1. After passing the palm tree, noted in Key View 1, the character of the trees bordering SR76 changes to citrus.

Key View 3A

The perspective of Key View 3A (Figure 2-2-5) is from residents living to the east of the Proposed Project. The specific photo was taken from a private drive, approximately 1,430 feet east of the property. The view was selected because it is typical of residents living along Adams Drive, east of the Proposed Project. The area in the vicinity of Key View 3A is comprised of Rural Residential homesites that have a substantial agricultural component. From the aerial view, several groves and thick stands of trees are apparent. From the ground view, it is clear that the project site is well screened from this view. Landscape trees line Adams Ave. and each homesite has a complement of ornamental trees and citrus groves.

Key View 3B

This view (Figure 2-2-6) is taken from Adams Ave. at the intersection of El Sandero Drive and looks northwesterly toward the Proposed Project. The area in the vicinity of Key View 3B is comprised of Rural Residential homesites that have a substantial agricultural component. From the aerial view, several groves and thick stands of trees are apparent. Adams Ave is bounded by thick stands of trees and other natural vegetation. Note that the area immediately in front of the viewer is part of an approximately 450 foot wide area that is off site and will not be developed. This view

represents the perspective of travelers along Adams Ave. as well as homes to the east side of the roadway.

The viewshed of the Proposed Project is shown on Figure 2-2-8, “Existing Viewshed.”

2.2.2 Analysis of Project Effects and Determination as to Significance

Project aesthetic impact analysis considers several factors, including viewer response, viewer sensitivity, viewer groups, viewer exposure, and viewer awareness. Each of these is discussed below.

2.2.2.1 Viewer Response

Viewer response evaluates four variables: sensitivity, viewer groups, exposure and awareness.

2.2.2.2 Viewer Sensitivity

Sensitivity to the site is an effort to predict the level of response to the visual landscape at the public level. The Pala-Pauma Subregional Plan does not specify any goals or policies with regard to aesthetics. However, experience predicts that different viewer groups in the area will have varied responses to the scenic quality of the site. The following sections will describe the viewer groups and their general experience of the scenic components of the site.

2.2.2.3 Viewer Groups

Viewer groups are defined by the distinct view they have of the site. Three viewer groups are identified: travelers along SR76, the southwestern boundary of the site; residents of the rural estate homes to the east of the site; and recreational users of the national forest lands to the north of the site. The area to the west is uninhabited. A review of the area using Google Earth indicates the only inhabited area is Agua Tibia Ranch, which is shown in on Figure 2-2-8, “Existing Viewshed ,” to be outside the viewshed of the project. A recreational vehicle camping site is located south of the site across SR76, which is otherwise uninhabited.

2.2.2.4 Viewer Exposure

Two types of travelers, commuters and visitors, comprise the viewer group along SR76. The speed limit is 55 miles per hour (mph). The site would be in view for approximately 0.8 of a mile. Therefore, the average traveler would be able to view the site for approximately 53 seconds. The average daily traffic count (ADT) along SR76

is 540¹. The quality of the view depends on the screening features of the terrain and the interest of the traveler.

There are approximately 19 homes within a three-quarter mile radius of the site's eastern boundary. These homes are rural residential and have mature landscaping, many with their own citrus grove. These viewers do not have a clear view of the site beyond their immediate surroundings. In addition to existing landscaping, there are obstacles of buildings and terrain to screen the view of the site.

The Cleveland National Forest is located to the north of the site. The area is rugged but is used by hikers and campers during part of the year. These viewers are surrounded by heavy natural vegetation which does not allow for a clear view of the site. Additionally, the knoll in the northeastern portion of the site serves as an interruption in the lines of sight between these viewers and the project site.

2.2.2.5 Viewer Awareness

Awareness of the viewer along SR76 is dependent of the purpose of the traveler. One type is the local user who is commuting or traveling on errands. The second is the visitor to the area who may be passing through to Pala on the northwest or the Pauma Valley/Rincon area to the southeast. This viewer may be more interested in the visual aspects of the trip than the commuter who makes frequent trips. Viewer awareness of this group is moderate to high.

It is expected that residents to the east are not generally aware of the site. From their perspective there is little difference between their immediate surroundings and the site. The area is developed as rural residential; citrus and avocado trees are common in the area. Viewer awareness of this group is moderate to low.

Hikers and campers using the Cleveland National Forest to the north would be expected to have a high viewer awareness as they are in the area to enjoy the outdoors including any scenic views.

2.2.2.6 Guidelines for the Determination of Significance

The project was evaluated for impacts to visual resources using the *County of San Diego Guidelines for the Determination of Significance - Visual Resources* (July 30, 2007). Based on the CEQA Guidelines, the project would have significant impacts on area visual resources if it would:

1. Introduce features that would detract from or contrast with the existing visual character and quality of the community or surrounding area by conflicting with

¹Shadow Run Ranch Traffic Study, November, 2009 by KOA Corporation

- important visual elements or being inconsistent with applicable design guidelines;
2. Result in the removal or substantial adverse change of one or more features that contribute to the visual character of the area, i.e. landmarks, historic resources, trees, and rock outcroppings;
 3. Substantially obstruct, interrupt, or detract from a valued focal point or panoramic vista from:
 - a. a public road,
 - b. a trail within an adopted County or State trail system,
 - c. a scenic vista or highway, or
 - d. a recreational area; and,
 4. Does the project comply with applicable goals, policies or requirements of an applicable County Community Plan, Subregional Plan, or Historic District Zoning.

2.2.2.7 Analysis- Guideline 1

Four key views of the Proposed Project from the surrounding area were selected to evaluate the project's potential visual impacts including an assessment of the project's effect on visual character.

Visual character is assessed by evaluating the changes to the environment during the stages of the project's development. These stages are: existing conditions, during construction, end of construction, and at maturity.

Visual Character Change Analysis

Key View 1

Figure 2-2-3, is the view of a traveler headed northwest on SR76 (Pala Road). Point A (service road) is a common point of reference in successive photosimulations. In the lower view, the white post on the right side of the roadway, in the center of the photo, is the approximate location of the easterly property line of the project site. As the viewer approaches the property at Adams Drive a heavy concentration of oak trees obscures any view of the site.

As the viewer continues westerly, the vegetation bordering the right side of SR76 becomes primarily citrus and avocado groves and is only interrupted by an existing service road which is also the proposed location for the project access road. Figure 2-2-7 simulates the new entrance. The natural vegetation at this point will be protected in an impact neutral easement that will screen the new roadway, as shown in the

figure. Groves immediately north of the road need to remain in place in order to screen views of houses.

The speed limit along SR76 is 55 miles per hour. The frontage of the property along SR76 is approximately 1,850 feet. A viewer traveling at the average rate of speed would pass the site within a range of 22 seconds. If the groves adjacent to SR76 were to be removed as part of project development, the future residences on Lots 5, 6, 15, 16, and 30 are likely to be visible from SR76.

Views from the new entry and along SR 76 could be impacted if groves adjacent to SR 76 were removed. This represents a significant change in visual character for this Key View. A visual buffer is required along the project frontage to prevent this effect (**Impact AE-1**).

Key View 2

Figure 2-2-4 is the view of a traveler headed southeast on SR76 (Pala Road). The traveler approaches a bank on the left as the roadway turns to border the project site. The red outline approximates the position of the site boundary. The trees seen just beyond the property line correspond to the stand of persimmons as noted in Key View 1 and on the Concept Landscape Plan. They will remain or a similar type of vegetation will be planted to provide a barrier to visual effects of the project.

As noted above, the length of time to pass the site is approximately 22 seconds. The viewer will have little opportunity to see the project beyond the trees which currently screen the site and which will remain.

Figure 2-2-9, "Plan and Profile, Lots 29 and 30, From View 2," indicates the line of sight from viewers approaching the site from the northwest, proceeding easterly. As motorists approach, then pass the southwest corner of the project, the view of Lots 29 and 30 are below the line of sight. The angle of the terrain prevents the viewer from seeing the proposed development of the lots. The natural terrain will ensure the project will not result in a significant change in visual character from this Key View.

Key Views 3A and 3B

Figures 2-2-5 and 2-2-6 are representative of the viewer group of residents along Adams Drive and travelers along Adams Avenue. These viewers are separated by distance, topography, and vegetation from the project site. The aerial view shows the location of the photo vantage points and the extensive existing vegetation between the vantages and the project site.

Both the view from a nearby residence and the view from El Sendero Drive indicate the site location. The existing vegetation prevents the site from being seen. There are five homesites located on Adams Avenue, east of the project; two homes are located on El Sendero Drive and two homes are on Paseo Lindo, just east of Adams Drive.

All of these homesites have mature screening landscaping. They are further screened from the project by the natural vegetation along Adams Avenue, which will be left intact. Thus, the project would not result in a significant change in visual character from these two key views.

Construction

The conditions described above for each key view would not significantly change during construction. Lot pads will be graded during the construction phase. However, the only existing grove trees that will be removed are those immediately on the building pad location. The majority of the existing citrus and avocado trees will remain intact. Therefore home construction will be screened by existing trees.

It is anticipated that all the proposed pads will be graded in a single phase. The grading will be sequential and not all pads will be graded at the same time. While heavy equipment will be onsite and trucks will be removing debris, they will not impact visual resources because the existing landscaping will screen the heavy equipment which will remain onsite during construction. At the conclusion of construction, the pads will be at an elevation that is significantly below the existing and remaining tree line.

Visual Quality Assessment

The site currently consists largely of avocado and citrus groves. The southern boundary of the Proposed Project is lined with trees. The visual quality of the site is defined by the unity of the groves and perimeter trees.

As previously noted, the construction of the project will take place with sequential grading of the pads. Construction of homes will follow and the project will be built out as one unit. Existing grove trees will be preserved beyond the pad areas, masking construction activities from the viewshed. A small increase in the presence of commercial trucks will be necessary for bringing in equipment and supplies and removal of debris. These effects will be transitory and will not have a significant long term effect.

The project landscaping will essentially be at a mature stage at the end of construction since the majority of grove trees will remain and landscaping along will remain intact. At the end of construction, the visual character of the site will be substantially unchanged, thus the project will not result in a significant change in visual quality.

Viewer Response Assessment

The exposure and sensitivity of the viewer determine their response to the changes to the visual environment brought about by the project.

The viewer group identified as travelers along SR76, Pala Road, will experience little exposure to the project during the stages from existing condition to maturity. The existing conditions and the screening feature of the landscaping are shown in Figures 2-2-3 and 2-2-4 which demonstrate the views approaching the site from the southwest and the northeast. During construction these viewers will note little distraction from their view as demonstrated in these figures. The site is almost fully screened from view by existing vegetation consisting of mature trees. Although the groves on lots along SR76 will largely be retained, individual lot owners could remove the groves. If the groves adjacent to SR76 were to be removed as part of project development, the future residences on Lots 5, 6, 15, 16, and 30 are likely to be visible from SR76. This represents a significant change in viewer response. A visual buffer is required along the project frontage to prevent this effect (**Impact AE-1**).

The viewer group to the east of the site, consisting of residents on large rural lots, will not experience a significant change to the current view of the area. Figure 2-2-6 illustrates both existing and future conditions. Mature trees are already in place and provide screening of the project site to this viewer group. Additionally, the existing residential sites to the east have extensive landscaping and grove trees onsite. These add to the limitation of visual effects for this viewer group.

The areas west and north of the project site are unpopulated. The potential viewer group of these areas would consist of grove workers, hikers, or campers. This viewer group is already screened by topography and existing vegetation from the project site. Planned changes to the site will not affect this group.

2.2.2.8 Analysis- Guideline 2

Grading on each lot will be restricted to pads and roads, and the existing grove on the remainder of each lot, estimated to be a minimum of one acre, will be maintained. As a result, approximately 110 acres of the existing 154 acres of grove (approximately 71 percent) will be retained, with 39.2 acres of grove being placed within an agricultural open space easement (Lot 45).

The design of the project proposes no substantial changes to landmarks, historic resources, trees or rock outcroppings. In addition to the agricultural open space easement, the project proposes a 91.3-acre biological open space easement (Lot 46) and a 7.9-acre recreation lot (Lot 47). These open space easements protect the natural visual resources of the site.

Additionally, the project design calls for retention of all existing grove trees not located on proposed pads. This will maintain the visual resources of site. While the retention of groves cannot be guaranteed, evidence from similar developments indicates that when lots with existing groves are purchased for a single family residence, the groves are often maintained by the owners.

The project also proposes an impact neutral easement that will extend approximately 1,000 feet into the site along a shallow drainage feature between Lots 12 through 14 and 17 through 20. Since the project will not result in the removal or substantial adverse change of one or more features that contribute to the visual character of the area, Guideline 2 is not exceeded and impacts are less than significant.

2.2.2.9 Analysis- Guideline 3

Four Key Views were used to analyze the potential impacts to potential viewers of the Proposed Project:

Analysis of Guideline 3.a. View from a public road:

Key View 1, as shown in Figure 2-2-3 provides the perspective of travelers on SR76 heading in the northwesterly direction. Changes associated with Key View 1 were analyzed under Guideline 1. If the groves adjacent to SR76 were to be removed as part of project development, the future residences on Lots 5, 6, 15, 16, and 30 are likely to be visible from SR76. This represents a significant change in visual character from a public road (**Impact AE-1**).

Key View 2 (Figure 2-2-4) reflects the perspective of travelers heading southeasterly on SR76 and Figure 2-2-9 shows the line of sight for these viewers. Changes associated with Key View 2 were analyzed under Guideline 1. The analysis concluded that pad elevation for Lots 29 and 30 are below the line of sight from the center line of the roadway. Therefore, the project would not substantially obstruct, interrupt, or detract from a valued focal point or panoramic vista from a public road as noted in Key View 2.

Analysis of Guideline 3.b. View from a trail within an adopted County or State trail system.

There is no adopted County or State trail within the viewshed of the Proposed Project. The Cleveland National Forest is located to the north of the site. The area is rugged and used by hikers and campers during part of the year. These viewers are surrounded by dense natural habitat and do not have a clear view of the project site. Therefore, the Proposed Project will not substantially obstruct, interrupt, or detract from a valued focal point or panoramic vista from a recreational area. Therefore, Guideline 3.b is not exceeded, impacts are not significant, and no mitigation is required.

Analysis of Guideline 3.c. View from a scenic vista or highway:

Key View 1 and Key View 2 represent the viewpoint of travelers on SR76. The segment of SR 76 adjacent to the property is not a scenic highway listed in the County Scenic Highway Element. While SR 76 is an Eligible State Scenic Highway under State of California regulations, it has not been officially designated as such.

Impacts are not significant because there are no state or county scenic highways in the vicinity. No mitigation is required.

Analysis of Guideline 3.d. View from a recreational area:

Wilderness Gardens County Park is located approximately one-half mile west-northwest of the subject property. The park is at an elevation lower than that of the subject property, and is separated from the viewshed by hillsides. The Proposed Project is not visible from the park. The Cleveland National Forest is located to the north of the site. The area is rugged and used by hikers and campers during part of the year. These viewers are often surrounded by dense natural vegetation which obstructs a clear view of the project site. Intermittent views of the valley from a high elevation will encompass the foothills, river valley, and distant mountains. The site represents a small part of this view. Additionally the site will appear as an ongoing agricultural site even after development due to the project design being used. Therefore, the Proposed Project will not substantially obstruct, interrupt, or detract from a valued focal point or panoramic vista from a recreational area because of intervening vegetation and the large scale of the views from the hiking trails higher in the mountains. Therefore, Guideline 3.d is not exceeded, impacts are less than significant, and no mitigation is required.

2.2.2.10 Analysis- Guideline 4

The Proposed Project is subject to the following regulatory documents pertaining to protection of aesthetic resources:

San Diego County General Plan – Scenic Highway Element

A 2.2 mile segment of SR76 passes through the project viewshed in a northwesterly-southeasterly alignment. The Scenic Highway Element of the San Diego County General Plan does not include this portion of the highway in the Scenic Highway System Priority List. The Element defines SR76 from El Camino Real east to Interstate 15 (excluding portion within the City of Oceanside) as a first priority scenic route and SR76 from East Grade Road east to SR 79 as a second priority scenic route.

Pala/Pauma Subregional Plan

The Pala/Pauma Subregional Plan does not directly address visual or aesthetic resources. The Proposed Project is not in conflict with any goals of the community plan with regard to aesthetic resources.

The project complies with the applicable San Diego County General Plan and the Pala/Pauma Subregional Plan in regards to aesthetic resources. Therefore Guideline 4 is not exceeded. Impacts are not significant and no mitigation is required.

2.2.3 Cumulative Impact Analysis

Cumulative impacts were assessed using County of San Diego KIVA Net data base. The boundary for analyzing the cumulative impacts of the project area is based on the viewshed. Figure 2-2-10, "Cumulative Study Area," shows the viewshed overlain on the cumulative project map. The viewshed defines the cumulative impact study area boundary.

The 'List of Projects Method' was used to identify projects in the area which may contribute to a cumulative visual impact. Seven projects were identified as being within the cumulative boundary of the project and are considered in this analysis. Other projects are outside of the project viewshed and are not included in this analysis. Of the projects that are considered, two are completed, one has been withdrawn, and four are currently active. The seven are listed in the table below:

Map ID #	Project Identification	Visual Impact
2	MUP 05-014 Cell Tower	Visual impacts mitigated by camouflage and vegetative screening.
14	MUP 67-092 Campground	None
15	MUP 99-001 Packing Plant	None—
3	AP 05-065 Nursery Expansion	None
10	TPM 20896 Diana Acres	Withdrawn
20	MUP 08-045	Negative findings
21	AD 11-037 Sol Orchard Solar	Visual impact mitigated by landscaping. Glare expected to be minimal due to design of panels to allow maximum transmission of energy

The cell tower located within the study area, MUP 05-014, has been camouflaged and visual impacts mitigated by design. Solar panels on AD 11-037 will be screened by landscaping and the panels are designed to minimize glare.

The project in conjunction with other recently approved and pending projects within the cumulative boundary will not have a significant cumulative effect to visual resources. Effects of other projects are minimal or isolated and have been fully mitigated. The overall visual appearance of the area will not be changed as a result of the projects. The visual experience of the area will still be one of open land and scattered houses in a natural setting. Cumulative impacts are less than significant and no mitigation is required.

2.2.4 Significance of Impacts Prior to Mitigation

AE-1 Potential for significant change in visual character and quality from removal of agricultural groves along the project frontage adjacent to SR76.

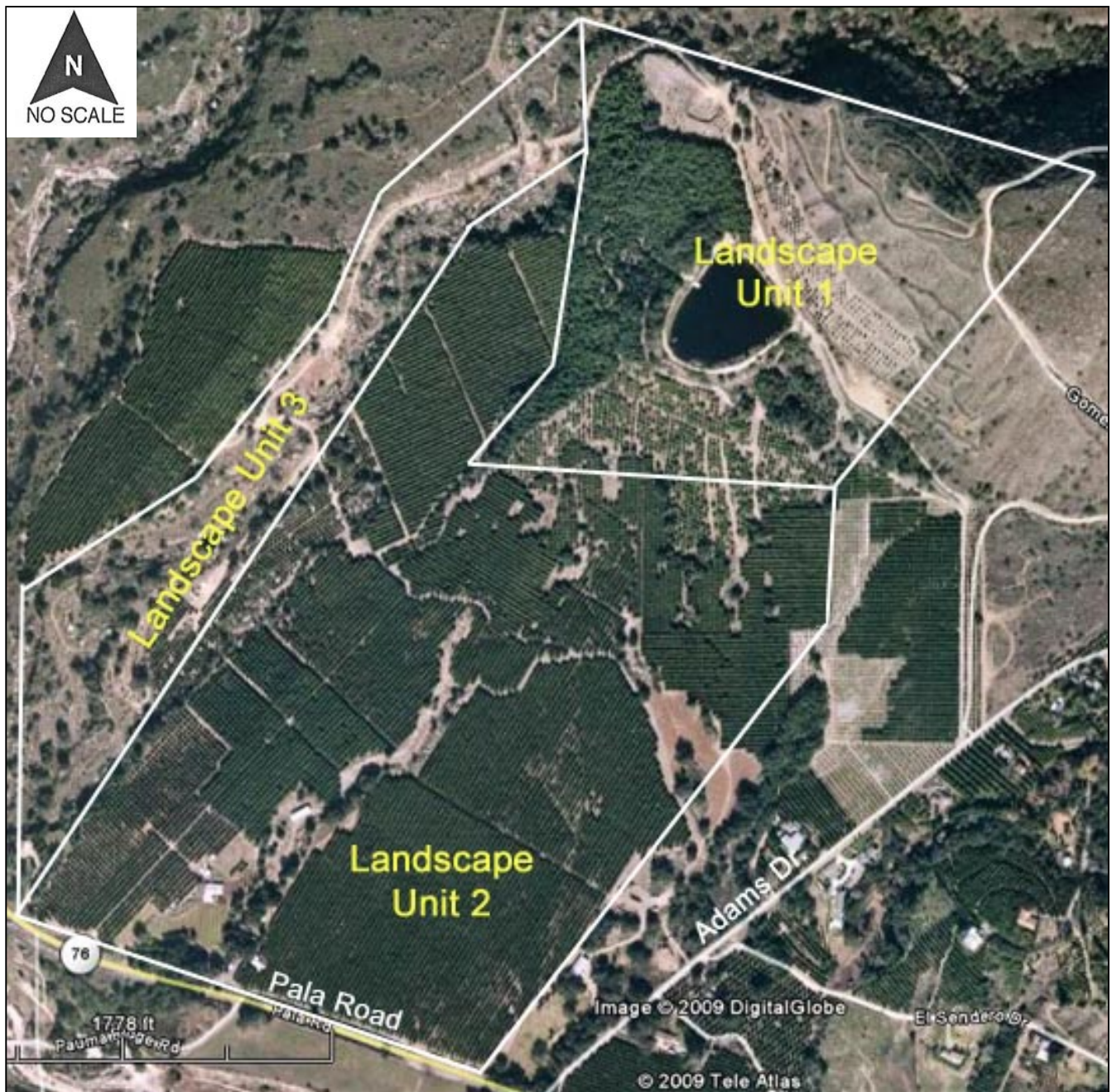
2.2.5 Mitigation

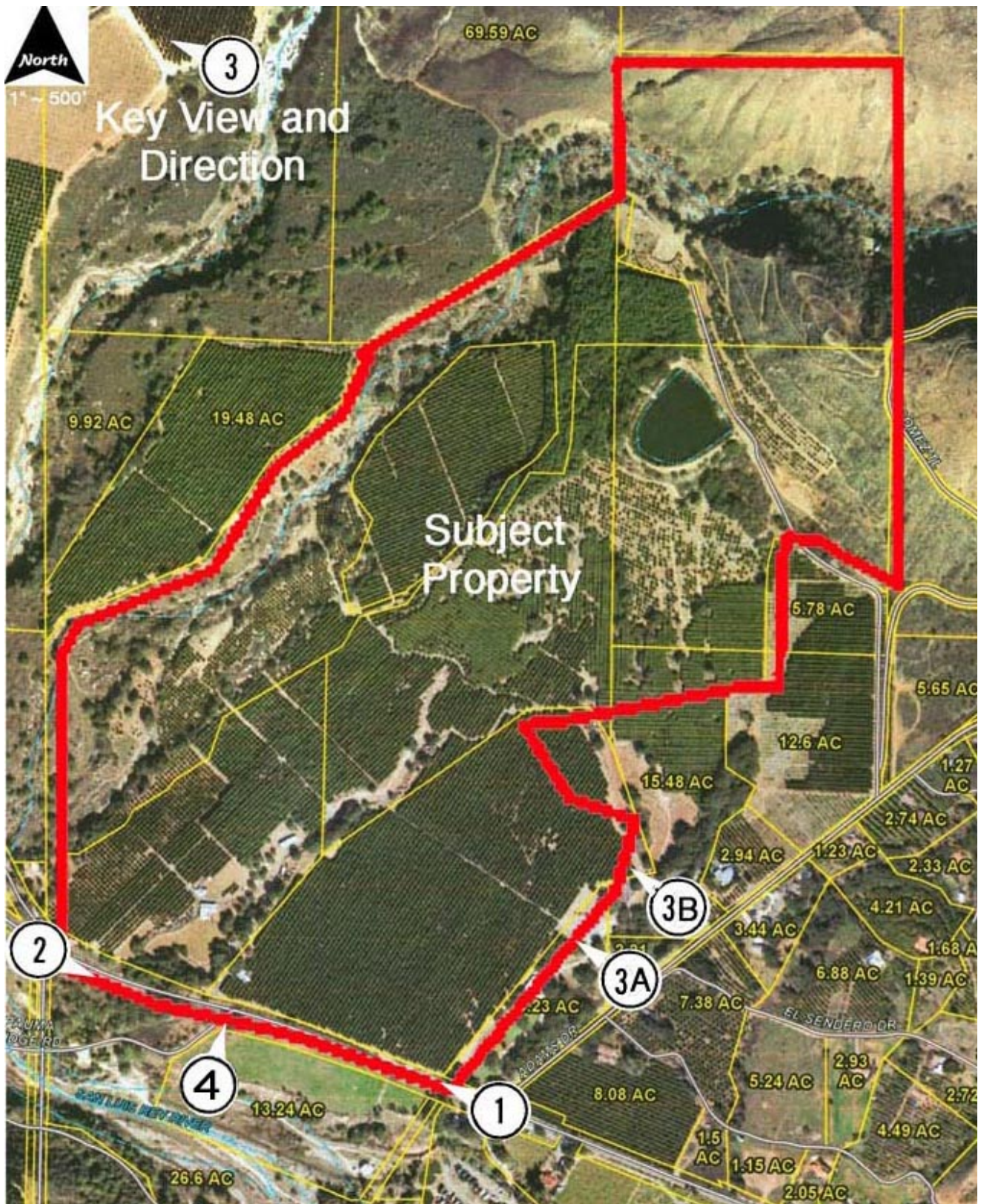
M-AE-1

To mitigate for impacts to the visual character of SR 76 along the project boundary (AE – 1), a 100-foot wide easement shall be placed along the project frontage with SR 76. The easement will be located on lots 5, 6, 15, 16 and 30. The specific purpose of the easement will be to maintain groves to screen residences from view for travelers on SR 76. Lot 30 encompasses both grove trees and oaks. The oaks will not be disturbed as part of the project and will be retained within the easement.

2.2.6 Conclusion

An aesthetics study was carried out by a County-listed consultant. The study analyzed changes in visual character and quality from four key views. The analysis concluded that the potential removal of groves along the project frontage on SR76 could result in a significant change in visual quality and character for travelers on SR76, which is also a public road. Implementation of mitigation, which will require a 100-foot wide easement on Lots 5, 6, 15, 16, and 30 will require the retention and maintenance of groves along the project frontage in these lots. Retention and maintenance of these groves will screen future residences from travelers on SR76. Implementation of this mitigation measure will reduce the potential impacts to below a level of significance. Cumulative impacts were determined to be less than significant.

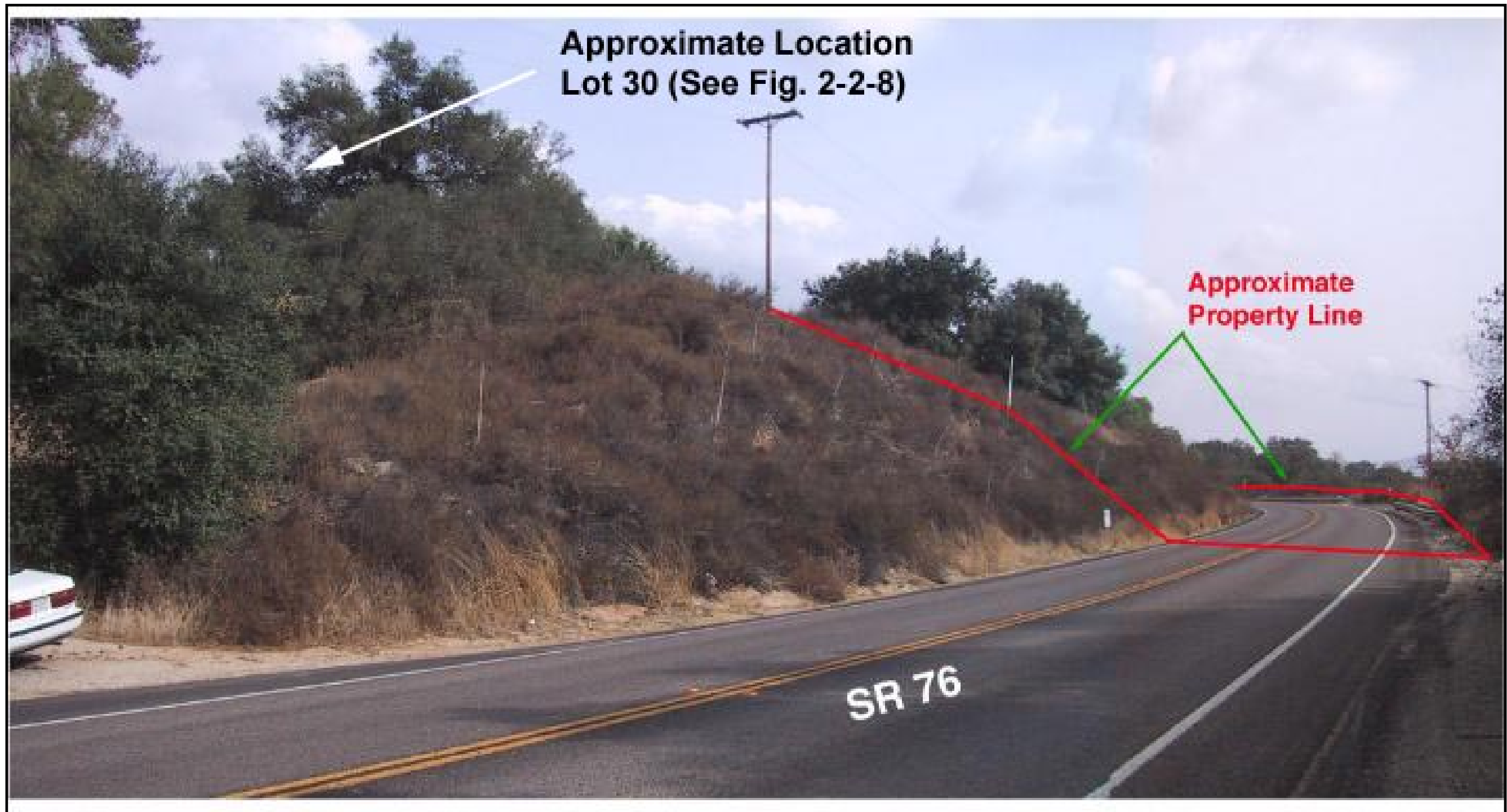






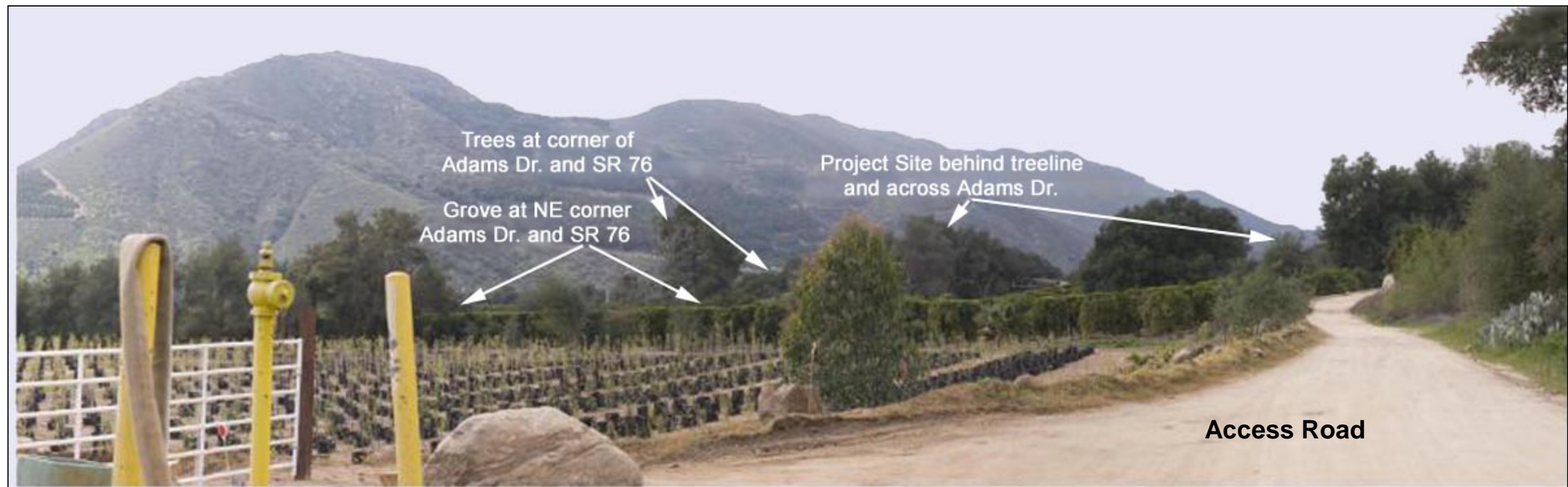
**Key View 1 – Pala Road (SR 76)
Looking Northwest**

**Figure
2-2-3**



Key View 2 SR 76 (Pala Road)
Looking Southeast

Figure
2-2-4



The typical view from Rural Estate properties located east of the site. View is looking westerly into the site of the proposed project. Access Road connects with Adams Dr.

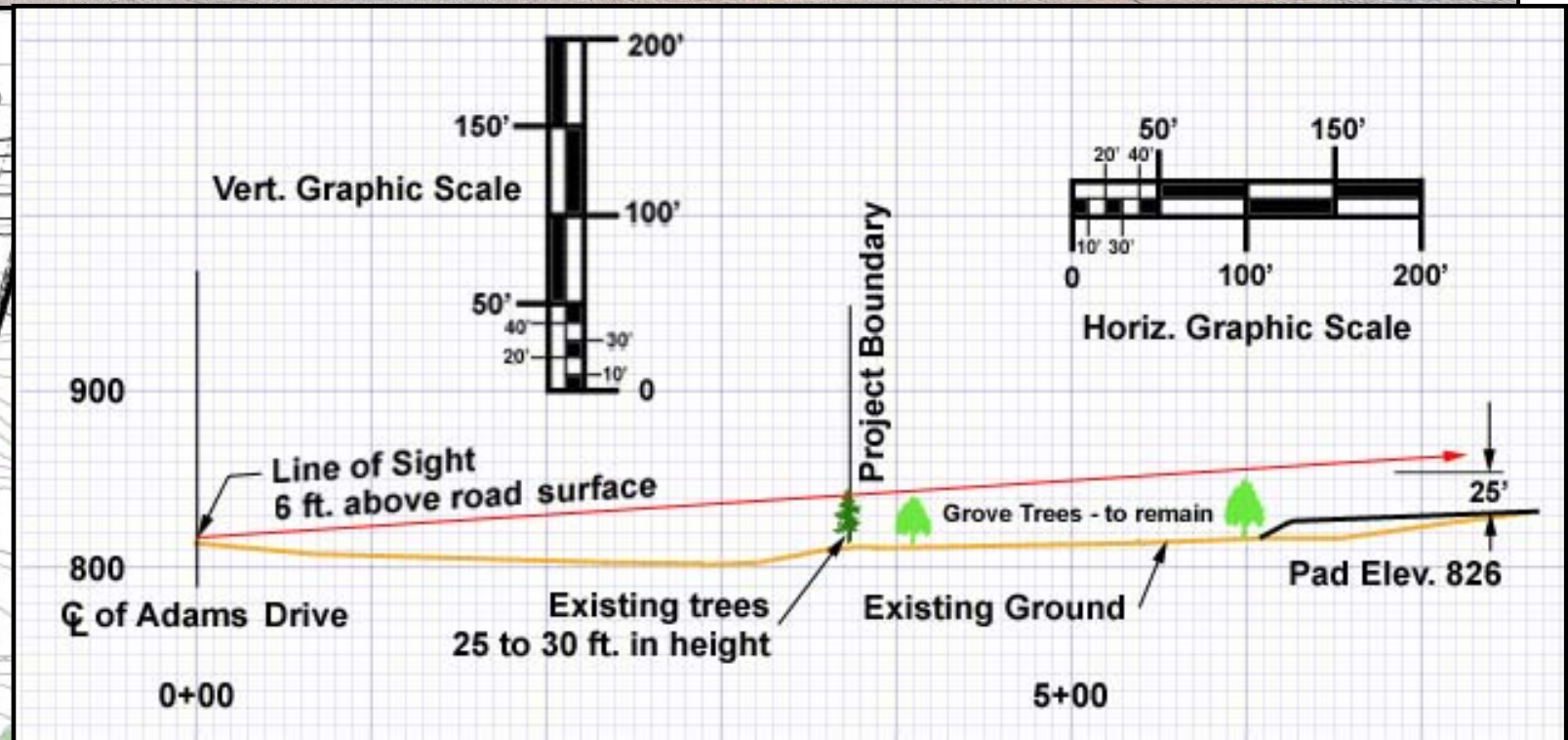
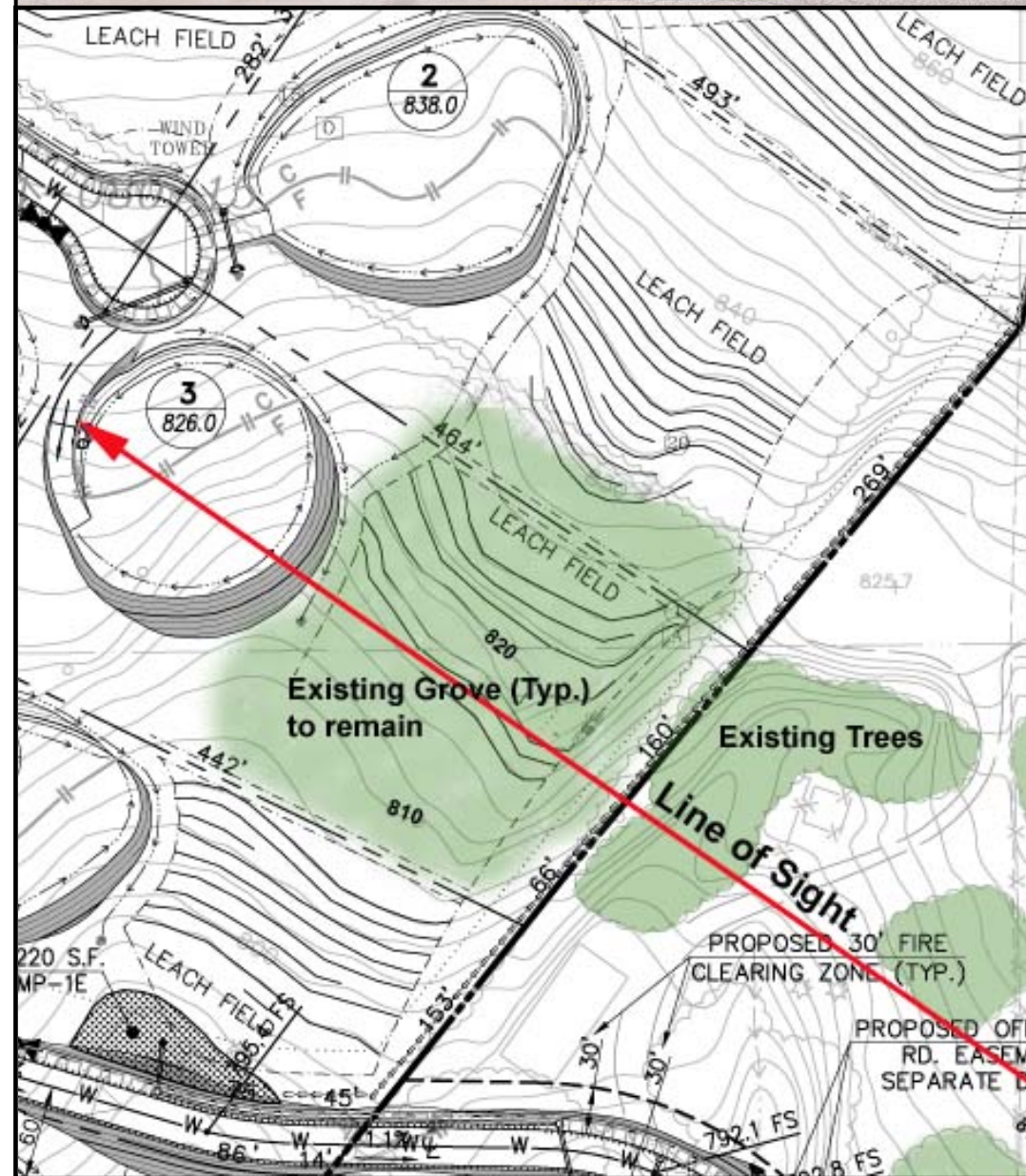
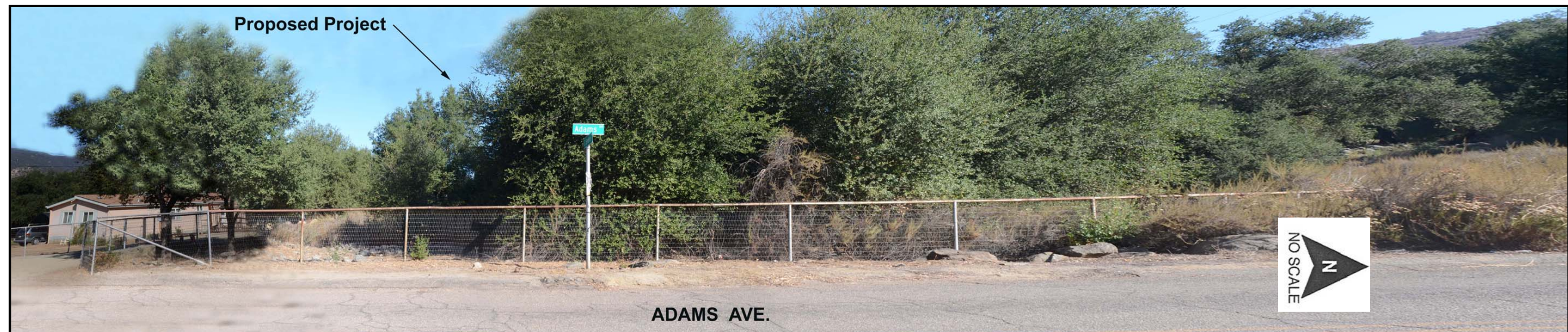
Location of Key View 3A

Aerial view, which demonstrates the orientation of the viewpoint as shown above.
Source: Google Earth

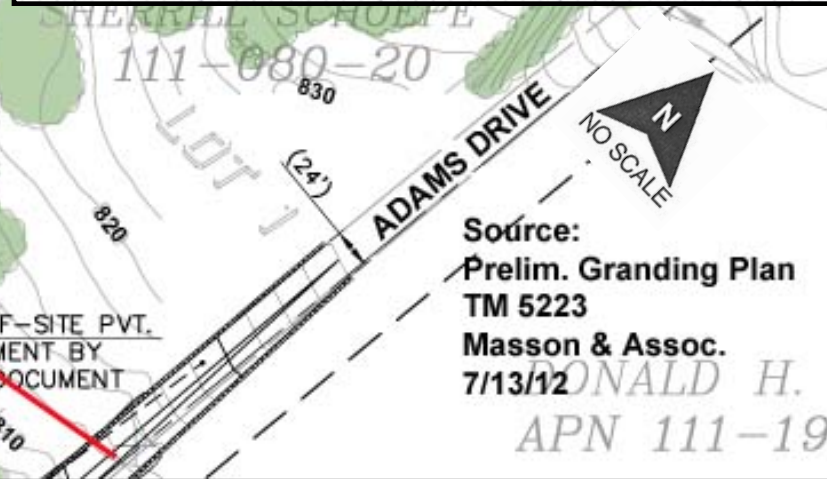


Key View 3 A
Rural Residential Area – East of Project Boundary

Figure 2-2-5



PROFILE VIEW



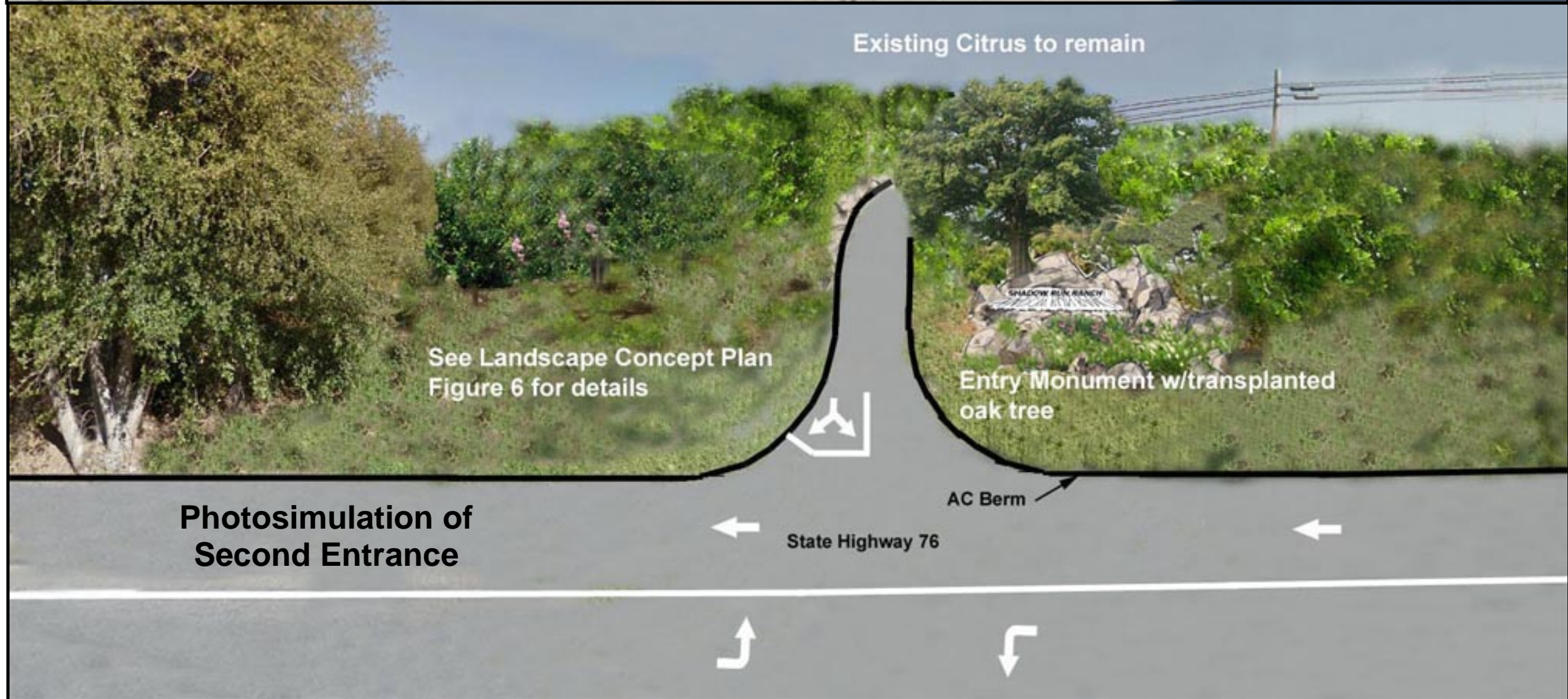
PLAN VIEW

Key View 3B
Looking Northwesterly from Adams Ave.

Figure
2-2-6



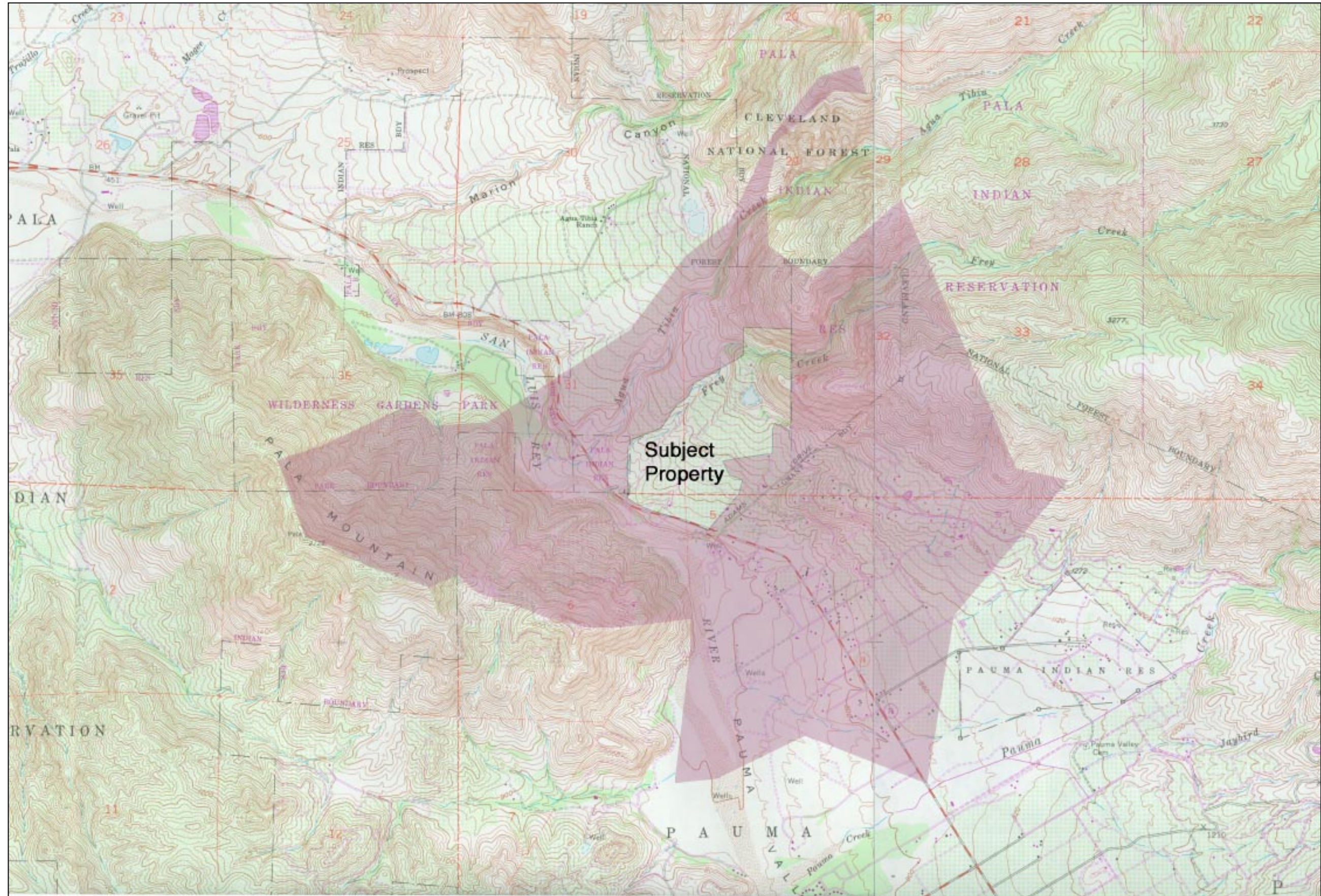
Existing View of
Second Entrance



Photosimulation of
Second Entrance

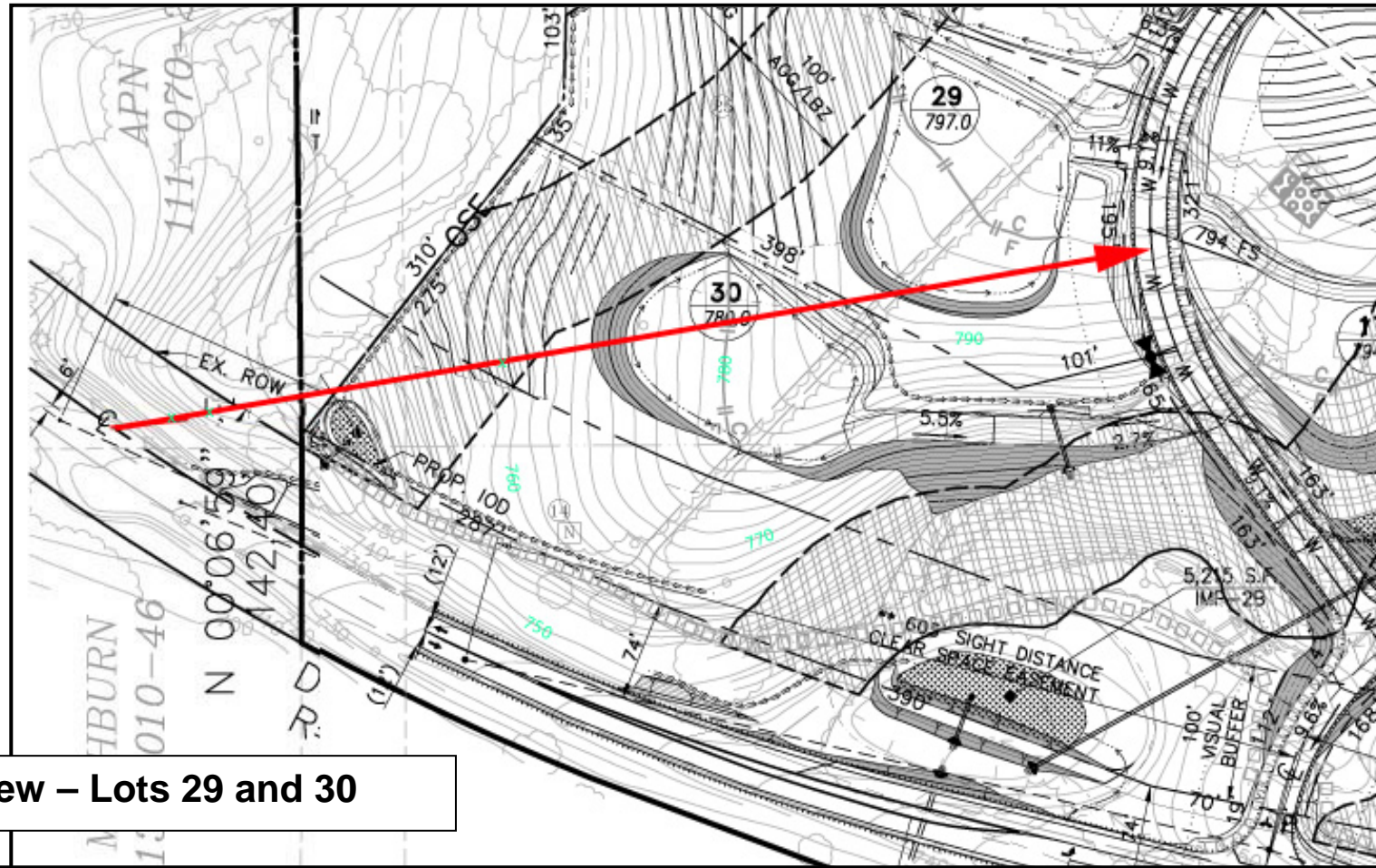
Photosimulation: Main Entrance

Figure
2-2-7

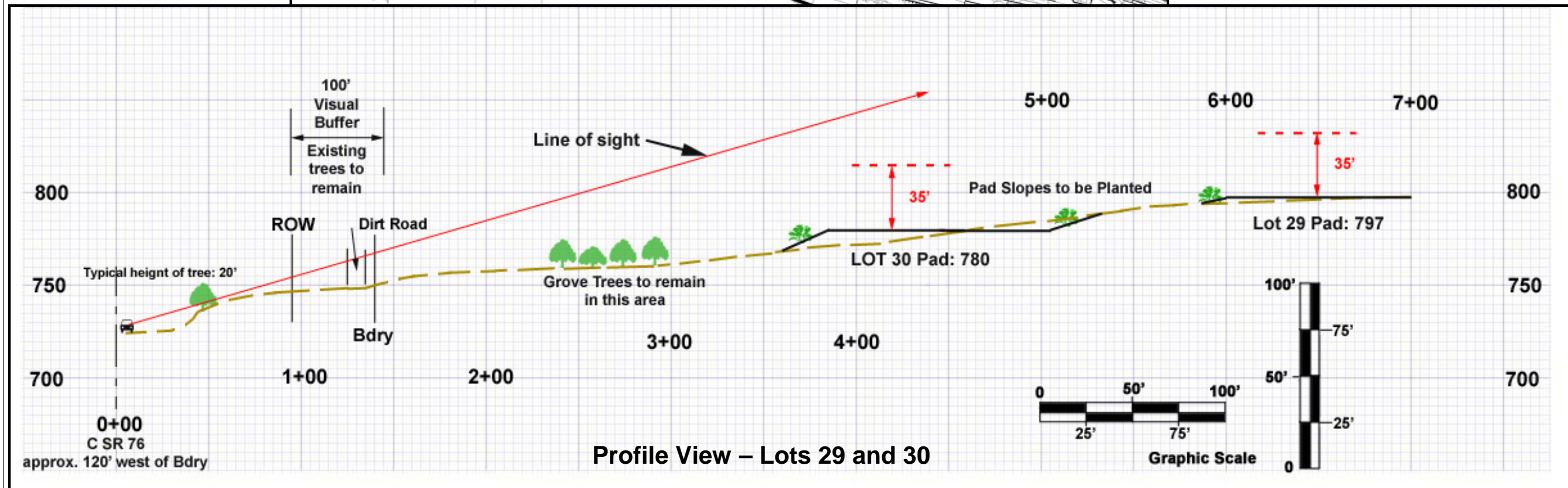


Existing Viewshed

Figure 2-2-8



Plan View – Lots 29 and 30



Profile View – Lots 29 and 30

● **Completed Projects**

- 2 MUP 05-014
- 3 AP 05-065

● **Withdrawn Projects**

- 10 TPM 20896
- 11 MUP 05-009
- 12 TPM 20959

● **Open Projects**

- 14 MUP 67-092
- 15 MUP 99-001
- 20 MUP 08-045
- 21 AP 11-037

